006.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	949,000 / 949,000
					USE VALUE:	949,000 / 949,000
					ASSESSED:	949,000 / 949,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143	-145	HERBERT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALABRO STEPHEN A-JOAN J
Owner 2:	TRUSTEES/S & J REALTY TRUST
Owner 3:	
Street 1:	145 HERBERT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2664 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5246.000	482,000	5,100	461,900	949,000
Total Card	0.120	482,000	5,100	461,900	949,000
Total Parcel	0.120	482,000	5,100	461,900	949,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.26 /Parcel: 356.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 5489

GIS Ref

GIS Ref

Insp Date 10/14/17

!579!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	482,000	5100	5,246.	461,900	949,000		Year end	12/23/2021
2021	104	FV	460,100	5100	5,246.	461,900	927,100		Year End Roll	12/10/2020
2020	104	FV	460,200	5100	5,246.	461,900	927,200	927,200	Year End Roll	12/18/2019
2019	104	FV	357,600	5100	5,246.	490,800	853,500	853,500	Year End Roll	1/3/2019
2018	104	FV	357,600	5100	5,246.	358,000	720,700	720,700	Year End Roll	12/20/2017
2017	104	FV	335,600	5100	5,246.	311,800	652,500	652,500	Year End Roll	1/3/2017
2016	104	FV	335,600	5100	5,246.	265,600	606,300	606,300	Year End	1/4/2016
2015	104	FV	299,300	5100	5,246.	259,800	564,200	564,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:42:36

LAST REV

Date	Time
10/30/17	09:03:22
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 579

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	23600-323		8/31/1993		1	No	No	F	

USER DEFINED

Prior Id # 1:	5489
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	372	PATRIOT
3/21/2000	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	264	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5246		Sq. Ft.	Site		0	80.	1.10	1									461,904						461,900	

Total AC/HA:	0.12043	Total SF/SM:	5246	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	461,904	Spl Credit		Total:	461,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05729246
Const Adj.:	0.98000199
Adj $ / SQ:	186.507
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698506
Depreciation:	216537
Depreciated Total:	481969

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

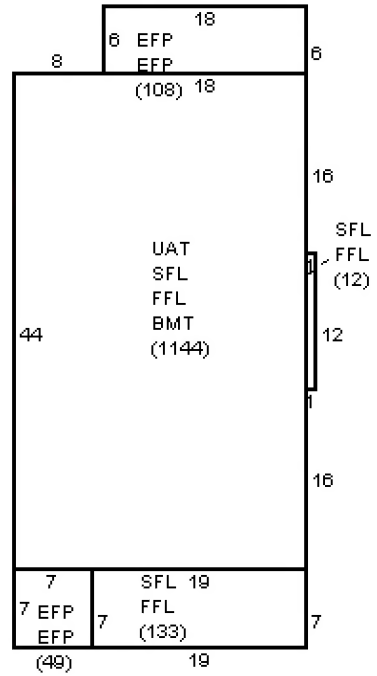
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	186.51
Special Features:	0	Val/Su Net:	111.52
Final Total:	482000	Val/Su SzAd	186.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,289	186.510	240,407
SFL	Second Floor	1,289	186.510	240,407
BMT	Basement	1,144	55.950	64,009
EFP	Enclos Porch	314	35.180	11,046
UAT	Upper Attic	286	91.390	26,137

Net Sketched Area: 4,322 | Total: 582,006

Size Ad 2578 | Gross Area 5180 | FinArea 2664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100